

1 BILL NO. R-86-11-05 (amended)

2 DECLARATORY RESOLUTION NO. R-95-86

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
7 the Northwest Corner of Wayne and
8 Clinton Streets, Fort Wayne, Indiana.
9 (Town Center Garage Company, Petitioner).

10 WHEREAS, Common Council has previously designated by
11 Declaratory Resolution the following described property as an
12 "Economic Revitalization Area" under Division 6, Article II,
13 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
14 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

15 TRACT I

16 Lot 125 in the Original Plat of
17 the City of Fort Wayne, Indiana.

18 TRACT II

19 Lots 1, 2, 3, 4, 5 and 6 in Kilbourne
20 and Perry Subaddition to the City of
21 Fort Wayne, according to the recorded
22 plat thereof, being a subdivision of
23 Lots 126 and 127 and the East half of
24 the 5-foot vacated alley immediately
25 west of Lot 127, all of the Original
26 Plat of the Town, now City, of Fort
27 Wayne, Allen County, Indiana.

28 said property more commonly known as the Northwest Corner of Wayne
29 and Clinton Streets, Fort Wayne, Indiana;

30 WHEREAS, recommendations have been received from the
31 Committee on Finance and the Department of Economic Development
32 concerning said Resolution;

WHEREAS, notice of the adoption and substance of said
Resolution has been published in accordance with I.C. 5-3-1 and
a public hearing has been conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has
already been designated an allocation area under I.C. 36-7-14-39,
the Fort Wayne Redevelopment Commission has adopted a Resolution
approving the designation.

1 Page Two

2 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
3 THE CITY OF FORT WAYNE, INDIANA:

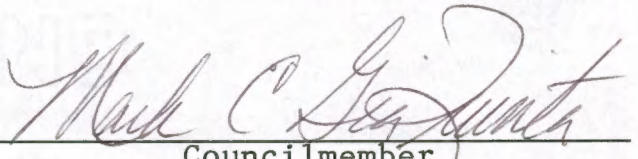
4 SECTION 1. That, the Resolution previously designating
5 the above described property an "Economic Revitalization Area" is
6 confirmed in all respects.

7 SECTION 2. That, the hereinabove described property is
8 hereby declared an "Economic Revitalization Area" pursuant to
9 I.C. 6-1.1-12.1, said designation to begin on the effective date
10 of this Resolution and continue for a three (3) year period. Said
11 designation shall terminate at the end of that three (3) year period.

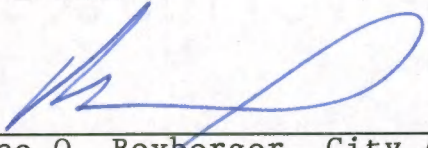
12 SECTION 3. That, said designation of the hereinabove
13 described property as an "Economic Revitalization Area" shall
14 only apply to a deduction of the assessed value of real estate.

15 SECTION 4. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
16 hereby determined that the deduction from the assessed value of
17 the real property shall be for a period of ten (10) years.

18 SECTION 5. That this Resolution shall be in full force
19 and effect from and after its passage and any and all necessary
20 approval by the Mayor.

21
22 
23 Councilmember

24 APPROVED AS TO FORM
25 AND LEGALITY

26 
27 Bruce O. Boxberger, City Attorney
28
29
30
31
32

Read the first time in full and on motion by G. Quinta
seconded by Stier, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on Tuesday, the 9th day of
December, 19 86, at 7:00 o'clock P..M., E.

DATE: 11-10-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Redd
seconded by Stier, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u> </u>	<u> </u>	<u>1</u>	<u> </u>
<u>BRADBURY</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 12-9-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~
~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. B-9586
on the 9th day of December, 19 86,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 10th day of December, 19 86,
at the hour of 1:00 o'clock P..M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of December,
19 86, at the hour of 10:00 o'clock A..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

RECEIVED
OCT 24 1986
ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Town Center Garage Company, an Indiana general partnership

Address of Applicant's Principle Place of Business:

Post Office Box 12925

Fort Wayne, Indiana 46866

Phone Number of Applicant: (219) 749-0425

Street Address of Property Seeking Designation:

See Schedule A - Legal Description

S.I.C. Code of Substantial User of Property:

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> X </u>	<u> </u>
Is the project site within a platted industrial park?	<u> </u>	<u> X </u>
Is the project site within the designated downtown area?	<u> X </u>	<u> </u>
Is the project site within the Urban Enterprise Zone?	<u> X </u>	<u> </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B 3 A

What zoning classification does the project require? B 3 A

What is the nature of the business to be conducted at the project site?
Construction and operation of a commercial parking garage

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None. Property is currently used as a surface parking lot.

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land	<u>\$90,000</u>
Improvements	<u>\$ 2,300</u>
Total	<u>\$92,300</u>

What was amount of Total Property Taxes owed during the immediate past year? \$7,873.18 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

A commercial parking garage providing approximately 450 parking places will be constructed on the real estate.

Cost of Improvements: \$3,000,000 approximately

Development Time Frame: 2 years

When will physical aspects of improvements begin? Spring, 1987

When is completion expected? October, 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? Applicant is a newly formed Indiana partnership and therefore employs no persons at the present time.

How many permanent jobs will be created as a result of this project?
3 - 5 permanent together with jobs of independent contractors

Anticipated time frame for reaching employment level stated above?
2 years

What is the nature of those jobs?

Permanent jobs will be of the nature of manager, cashier and porter. Independent contractor jobs will be of the nature of security and maintenance.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

The property is located in the center of the business district of Fort Wayne and has been dedicated to a use of a surface parking lot due to the general stagnation and deterioration which has occurred in areas around this property. The proposed construction on this property would elevate the use of this real estate to that of supporting the renovation of the L. S. Ayres building and the support of other commercial businesses in the Central Business District.

In what Township is project site located? Wayne

In what Taxing District is project site located? City of Fort Wayne,
Allen County

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Joseph L. Zehr

6700 East State Boulevard

Fort Wayne, Indiana 46815

Phone Number of Contact Person (219) 749-0425

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

TOWN CENTER GARAGE COMPANY, an Indiana general partnership,

By:

Signature of Applicant

October 24, 1986

Date

CBD Investment Group, by

Joseph L. Zehr, Partner

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

SCHEDULE A

TRACT I

Lot 125 in the Original Plat of the City of Fort Wayne,
Indiana.

TRACT II

Lots 1, 2, 3, 4, 5 and 6 in Kilbourne and Perry Sub-
addition to the City of Fort Wayne, according to the
recorded plat thereof, being a subdivision of Lots 126
and 127 and the East half of the 5-foot vacated alley
immediately west of Lot 127, all of the Original Plat
of the Town, now City, of Fort Wayne, Allen County,
Indiana.



ORIGINAL

PLAT

COUNTY

(EAST PART)

SCHEDULE B

FILING FEE CHECK OF \$50.00

SCHEDULE C

Statement of Ownership

The real estate on which the project is to be constructed is owned by Loop Realities, Incorporated and Lincoln National Bank and Trust Company of Fort Wayne. These owners have entered into a long term lease of the real estate with the applicant, Town Center Garage Company, as Lessee. The Lessee will construct and own the improvements to be placed on the real estate.

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

B-86-11-05

(as amended)

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as the Northwest Corner of Wayne and Clinton
Streets, Fort Wayne, Indiana. (Town Center Garage Company, Petitioner).

EFFECT OF PASSAGE A commercial parking garage providing approximately
450 parking places will be constructed on the real estate that
is currently used as a surface parking lot. The proposed construction
on this property would elevate the use of this real estate to
that of supporting the renovation of the L. S. Ayres building and the
support of other commercial businesses in the Central Business District.
EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) approximately \$3,000,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Town Center Garage Company

Site Location: Northwest corner of Wayne and Clinton Streets

Councilmanic District: 1st Existing Zoning: B 3 A

Nature of Business: Construction and operation of commercial parking garage

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>X</u>	<u> </u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

A commercial parking garage providing approximately 450 parking
places will be constructed on the real estate.

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 3,000,000.00 Permanent Jobs Created: 5

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 2 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments: This project is necessary to support the renovation of the
L.S. Ayres building and to provide support for other commercial
businesses in the Central Business District.

Staff James D. Partin
Date 11-12-86

Director Thomas W. Latchem
Date

BILL NO. R-86-11-05

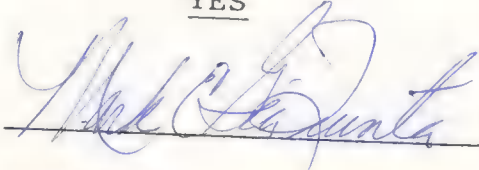
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as the Northwest Corner of Wayne and
Clinton Streets, Fort Wayne, Indiana (Town Center Garage
Company, Petitioner)

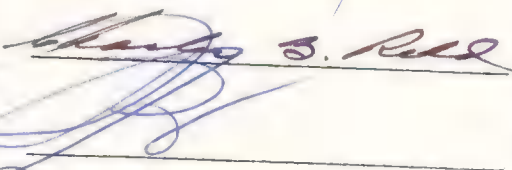
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) AS AMENDED

YES

NO

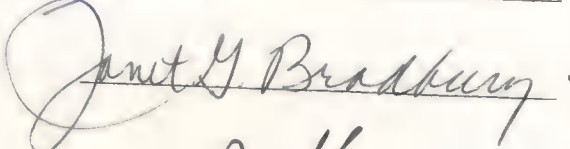


MARK E. GiaQUINTA
CHAIRMAN

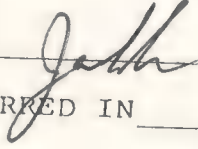


CHARLES B. REDD
VICE CHAIRMAN

PAUL M. BURNS



JANET G. BRADBURY



JAMES S. STIER

CONCURRED IN 12-9-86

SANDRA E. KENNEDY
CITY CLERK



The City of Fort Wayne

November 12, 1986

Ms. Cynthia Wilkins
Fort Wayne Newspapers, Inc.,
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Wilkins:

Please give the attached full coverage on the date of November 15, 1986, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-86-11-02 and R-86-11-03
Bill No. R-86-11-04 and R-86-11-05

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 2

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-86-11-04 AND R-86-11-05)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 11-10-86,
date
designating property at the Northwest Corner of Wayne and Clinton
Streets, Fort Wayne, Indiana. (Town Center Garage Company,
Petitioner)

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on December 9, 1986, at 7:00 o'clock P.M.,
date, time & place
Room 128, Common Council Conference Room, City-County Bldg., One
Main Street, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines
Body number of lines
Tail number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at .300¢ \$ 7.20
cents per line
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00
TOTAL AMOUNT OF CLAIM \$ 8.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Nov. 15 19 86

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:

11/15/86

Drusilla Roose

Subscribed and sworn to me before this 15th day of November 19 86

Shelley R. LaRue
Shelley R. LaRue Notary Public

March 3, 1990

My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
RESOLUTIONS NO. R-86-11-04 AND R-86-11-05
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 11-10-86, designating property at the Northwest Corner of Wayne and Clinton Streets, Fort Wayne, Indiana, (Town Center Garage Company, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed and rescinded on December 9, 1986, at 7:00 o'clock P.M., Room 128, Common Council Conference Room, City-County Bldg., One Main Street, Fort Wayne, Indiana. If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk
11-15

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	4
Body	number of lines	18
Tail	number of lines	2
Total number of lines in notice		24

COMPUTATION OF CHARGES

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I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Nov. 15 19 86

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows:

11/15/86

Drusilla Roose

Subscribed and sworn to me before this 15th day of November 19 86

Shelley R. LaRue Notary Public

March 3, 1990

My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
RESOLUTIONS NO. R-86-11-04 AND R-86-11-05
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All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk